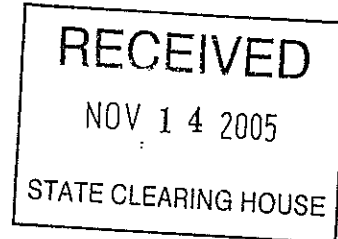


November 9, 2005

Terry Roberts
Office of Planning and Research
State of California
PO Box 3044
Sacramento, CA 95812-3044



Re: Annual General Plan Status Report for City of Mill Valley

Dear Mr. Roberts,

Please find attached a copy of the General Plan status report for the City of Mill Valley which was accepted by the City Council at their regularly scheduled meeting of November 7, 2005. The report identifies the status of all policies and programs of the City's General Plan to date. This includes the implementation measures taken by the City of Mill Valley with regards to the Housing Element which was adopted by the City Council on September 15, 2003.

Please call me at (415) 388-4033 if you have any questions.

Sincerely yours,

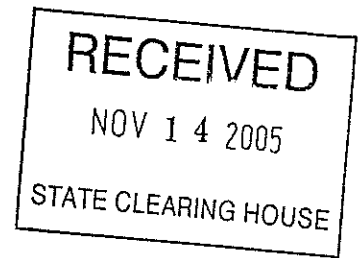
A handwritten signature in cursive script that reads "Rory Anne Walsh".

Rory Anne Walsh
Director of Planning and Building
City of Mill Valley

Enclosure

cc: Marin Housing Council
Betty Pagett
2169 East Francisco Blvd., Suite B
San Rafael, CA 94901

City of Mill Valley General Plan Annual Progress Report (October 2005)



Introduction

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). This Annual Report has been prepared consistent with the General Plan Guidelines, available at http://www.opr.ca.gov/planning/PDFs/General_Plan_Guidelines_2003.pdf.

Program H5.E in the adopted Housing Element ("Conduct an Annual Housing Element Review") also requires the City to conduct an annual review of Housing Element achievements. Program H5.E was included in the Housing Element to comply with State law, monitor progress in meeting the community's housing needs, and to identify work priorities for staff, the Planning Commission and the City Council.

This Annual Progress Report fulfills the requirements of State law and the City's Housing Element by reviewing the City's progress in implementing the General Plan and by describing the City's upcoming long-range planning activities. The purposes of the Annual Report are to:

- (1) Provide information about how the General Plan is being implemented, with a focus on recent programs, activities, and achievements.
- (2) Identify any needed amendments to the General Plan.
- (3) Provide information regarding the City's progress in meeting its share of regional housing needs and efforts to remove possible governmental constraints to meeting those needs.

Overview of the General Plan

Annual status reports on the implementation of the City's General Plan have been presented to the City Council and the State since the early 90's. The last report to the Council was in June 2003. No report was prepared in 2004 due to the high current planning workload and the work in implementing programs in the Housing Element, particularly the Residential Second Unit program.

Programs and policies of the General Plan have been amended in recent years to keep the General Plan current. For instance, the City has updated sections of the Open Space and Housing sections, reflecting the modifications made as part of the Site Priority Committee work and the Hillside Development Advisory Committee work and adoption of a completely new Housing Element. In addition, the Recreation and Cultural Facilities sections were updated to reflect construction of the Community Center, and the Transportation Section was updated to reflect the work of the Transportation Committee to address City and Countywide circulation issues and the additional funding to improve the Steps, Lanes, and Trails.

A significant accomplishment was adoption of the City of Mill Valley Housing Element in September 2003 that was found in "substantial compliance" with the State Government Code by the California Department of Housing and Community Development (HCD). Achieving Housing Element "certification" is a major accomplishment and it demonstrates the City's commitment to meeting its

housing needs. By way of comparison, 9 of the 12 jurisdictions in Marin County (75%) currently have housing elements found to be in compliance with State law by HCD. Statewide, 73% of all jurisdictions were in compliance with State law as of December 2004.

In Summer 2005, the City Council funded an ambitious long-range planning program that will include completion of the Miller Avenue Precise Plan, updating of the General Plan Circulation Element, implementation of a number of Housing Element programs, and habitat protection and green building ordinances, etc.

Over the past two years, since the last Annual Report on the General Plan, there have been a number of important accomplishments, primarily related to Housing Element implementation. One of the most successful programs for implementing the Housing Element was the initiation of a process for legalizing second units, which is described below.

Residential Second Unit Amnesty Program (July 2003 – December 2004)

Implementation of Housing Element Program H3.S – "Initiate Another Amnesty Program for Un-Permitted Second Units" – consisted of specially crafted development standards designed to encourage owners of illegally established second units to submit an application for its legalization and continued use. During the 18-month amnesty period the City exceeded the General Plan goal by receiving 78 applications to legalize existing second units (only 63 were identified in the adopted Housing Element).

State legislation that became effective on July 2003 made the procedure for establishment of a new or legalization of an existing second unit easier by eliminating the requirement for a Conditional Use Permit and any discretionary review process by the City. Rather, if an application to establish a new or legalize an existing second unit complied with an established set of development criteria, it must be approved.

The City amended its own Second Unit Ordinance to implement the goals of the new Housing Element and reflect the modifications required by California State Law. The City Council went a step further by adopting policy language calling for the creation of an amnesty program to legalize an existing second unit and formally and officially add it to the housing stock. Prior to the amnesty program, an existing illegally established second unit was considered part of an "underground" rental market. An illegally established second unit often times adversely impacted an existing neighborhood as an insufficient amount of parking is provided, thus increasing the competition for existing spaces that are available. At times, the units did not meet minimal life safety criteria of the Building and Housing Code.

Prior to the amnesty program, the establishment of a new or legalization of an existing second unit was required to comply with minimum zoning standards (4 parking spaces – 2 for the main house and 2 for the second unit; one parking space for each unit must be individually accessible at all times, and the maximum size unit permitted was 700 square feet of gross floor area). Applicants were also required to file an application for a Conditional Use Permit that would be considered at a public hearing and pay a filing fee, pay sewer and water connection fees as required, and pay increased property taxes to the County. As a consequence, some property owners chose to create second units without obtaining City approvals.

Consistent with the goals of the Mill Valley General Plan, the City included development standards that would apply during the amnesty as part of the amendments to Section 20.90.050, the Second Unit Ordinance. All Second Unit Permit applications filed with the City during the amnesty period were required to meet the following minimum development standards:

-
- For units established before 1950, no additional parking was required for the entire property;
 - For units established after 1950, one additional parking space was required for the entire property (If 3 or more spaces currently exist, this requirement would not apply);
 - There was no requirement that a parking space for a second unit be individually accessible from other spaces (tandem parking is permitted);
 - The maximum unit size may 1,000 square feet on any lot.

For all Second Unit Permit applications filed during the amnesty period, the City Council also reduced the filing fee from \$800 to \$400 and waived the additional sewer connection fee (which ranged from \$1,250 to \$4,000).

To legalize an existing second unit during the amnesty period, a building inspection conducted by the Mill Valley Building Department was required. All illegally established second units were required to comply with the 1997 version of the Uniform Building Code. However, the improvements required by the City to an illegally established second unit were typically limited to the installation of life safety improvements such as smoke detectors, seismic strapping of water heaters, installation of grounded electrical wall sockets near sinks and the provision of separate exterior street addressing for the second unit. Occasionally, the City would also require the repair or provision of railings and modifications to stairs to avoid falling or tripping hazards. The goal of the City's inspection was to improve the quality and safety of the housing stock but not require expensive improvements to the unit that may discourage individual participation in the program.

The legalization of existing second units has been the largest source of affordable housing opportunities in the City. The monthly rental rate of a legalized second unit has not increased even though the quality of the second unit stock has improved as each unit has been inspected and appropriate interior improvements made. This is in part based on the reduced processing time and expense experienced by property owners who filed a Second Unit Permit application to legalize an existing unit during the amnesty period.

In a show of support of its goal to encourage the establishment of affordable housing, the Marin Municipal Water District adopted a policy wherein it will reduce the water connection fee by 50% (from \$4,300 to \$2,150) if the applicant of a new or legalized second unit consents to enter into a recorded agreement limiting the monthly rental rate of the second unit to no more than 80% of the median county income level (thus affordable to lower income households). Originally, MMWD insisted on a 30-year term of agreement on the affordability of the unit. However, the City and MMWD negotiated a successful alternative involving the reduction of the term of the agreement from 30 years to only 10 years. To date, five of the 77 Second Unit Permit applications approved during the amnesty period have entered into an agreement that limits the monthly rental rate of the unit to no more than 80% of the county median income.

2005-2006 Long-Range Planning Program

The City Council has funded an ambitious long-range planning program that will include implementation of the following in 2005 and 2006:

Green Building

- (1) Green Building Guidelines
- (2) Woodsmoke Ordinance
- (3) Solar Power Ordinance
- (4) Construction Debris/Recycling Ordinance

Habitat Protection

-
- (1) "Quick Fix" Creek Ordinance
 - (2) "Quick Fix" Tree Ordinance
 - (3) Comprehensive Creek/Habitat Protection

Lot Mergers

- (1) Lot Identification
- (2) Ordinance Modifications/Mergers

Circulation Element and Parking

- (1) Circulation Element Update and Adoption
- (2) Downtown Parking Study

Completion of the Miller Avenue Precise Plan

Housing Element Implementation

- (1) Annual Housing Element Review (Program H5.D)
Note: The planning period for the City's Housing Element was recently extended to June, 2009.
- (2) Reasonable Accommodation Ordinance (Program H4.C)
- (3) Tenant Anti-Discrimination Ordinance (Program H1.C)
- (4) Jobs-Housing Linkage Fee Ordinance (Program H3.B)
Note: Marin County, Novato and San Rafael have completed a Commercial Nexus Study and have adopted requirements for commercial development. City staff will work on a draft ordinance for review by Planning Commission and City Council in the Spring of 2006 that will use the results of that study.
- (5) Housing Trust Fund (Program H4.C)
- (6) Mixed Use Development Standards (Program H3.J)
- (7) Miller Avenue Precise Plan (Program H3.F)
- (8) State Density Bonus Law (Program H3.M)
- (9) Inclusionary Zoning Ordinance (Program H3.P)
- (10) Redwoods Expansion (Program H3K)
Note: Staff has met with the director of the Redwoods to coordinate potential future expansion needs and modernization.

Progress in Meeting Regional Housing Needs

Because of its close proximity to the City of San Francisco, a major job center, the Golden Gate National Recreation Area and the Mt. Tamalpais State Park, Mill Valley is a desirable place to live. The demand for rental and ownership housing in Mill Valley is high. The median income for a family of four is \$95,000 according to 2005 median income figures for Marin County while the median price of a home in Marin County is \$740,000. The rental vacancy rate in Mill Valley is 1.7% and 2.2% for the entire housing stock according to 2000 U.S. Census figures.

Recent affordable housing approvals include:

- (1) **Old Mill Commons.** The City approved a rezoning and development application for a ten-unit affordable housing development that included 14 parking spaces, an addition to the day care center and related site improvements.
- (2) **Aloha Hotel.** The City approved a rezoning and development application for 4 live-work units in downtown.

-
- (3) **420 Miller Avenue.** The site, located adjacent to Whole Foods, is a mixed use development that includes 4 housing units (two 2-bedroom units and two studio units) with one being low income affordable in perpetuity. The remaining units are rental housing at moderate income. The development also includes 1,500 square feet of office and 1,500 square feet of retail. Reduced parking was allowed in recognition of the location and that the uses can share parking.
- (4) **Second Units.** Since 2001, the City has approved 19 new second units and legalized 78 formerly illegal second units, for a total of 97 additional second units. Based on analysis contained in the City's adopted Housing Element, it is estimated that one-quarter of these units are affordable to very low income households (estimated 24 units), one-quarter are affordable to low income households (estimated 24 units), and the remaining units are affordable to moderate income households (estimated 49 units).

The table below shows housing construction activity in comparison to the remaining Regional Housing Needs (RNHA) for the City.

Housing Production 2001-2005 and Remaining Need

| Category | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|--|--------------------|---------------|--------------------|-----------------------------|-------|
| RNHA (2001-2007) | 40 | 21 | 56 | 108 | 225 |
| Units Completed Prior to Adoption of the Housing Element | 5 | 0 | 5 | 21 | 31 |
| Remaining Need | 35 | 21 | 51 | 87 | 194 |
| Approved Second Units (New and Legalized) | 24 | 24 | 49 | 0 | 97 |
| Other Approved Projects | 2 | 9 | 7 | 23 | 41 |
| Remaining Need (2005- 2007) | 9 | -12 | -5 | 64 | 56 |

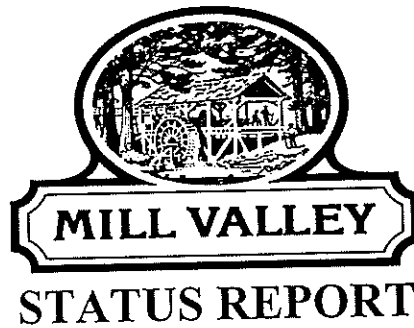
Source: See Table 24 in the Adopted Housing Element

Status of Housing Element Implementing Programs

| Number | Implementing Program Title | Status on Implementation |
|------------|--|--|
| 1.0 | Work Together to Achieve the City's Housing Goals | |
| H1.A | Prepare Information and Conduct Outreach on Housing Issues | Affordable housing opportunities and assistance to persons seeking housing and/or wanting to build a second unit has been provided through the City's website, press releases, the Park and Recreation brochure, letters sent to all people who might have second units, contact with architects, contractors and real estate agents. A booth on the City's Second Unit program was also set-up at the Interfaith Housing Coalition. There was also a Saturday forum at Lytton Square in downtown Mill Valley was provided on affordable housing in May, 2004 as part of "Affordable housing Week." Posters and brochure/pamphlet was available from Fair Housing of Marin. The Planning Director also spoke at a Chamber of Commerce forum. |
| H1.B | Collaborate in an Inter-Jurisdictional Strategic Action Plan for Housing | Part of the City's success in achieving compliance with State law was the City's participation in development and use of the Marin Housing Workbook (see http://www.abag.ca.gov/planning/housingneeds/bestpractices.htm). |
| H1.C | Adopt an Anti-Discrimination Ordinance | A draft ordinance has been prepared. The City is currently in the process of reviewing proposed modifications to the Municipal Code. The purpose of the ordinance would be to supplement federal and state fair housing law by specifically identifying the source of a persons income (such as Section 8 vouchers) |
| H1.D | Respond to Complaints | There have been no discrimination complaints |
| H1.E | Disseminate Fair Housing Information | Brochure/pamphlet from Fair Housing of Marin. |
| 2.0 | Maintain and Enhance Existing Housing and Blend Well-Designed New Housing into Existing Neighborhoods | |
| H2.A | Modify Residential Design Review Process | A Residential Design Guidelines brochure was prepared in 2004. Residential design handouts have been prepared. |
| H2.B | Monitor "At Risk" Units | Ongoing |
| H2.C | Implement Rehabilitation and Energy Loan Programs | Ongoing |
| H2.D | Conduct RBR Inspections | Ongoing |
| H2.E | Amend Zoning to Protect Existing Housing | There are requirements for replacement units |

| Number | Implementing Program Title | Status on Implementation |
|------------|---|---|
| 3.0 | Use Our Land Efficiently to Meet Housing Needs and to Implement 'Smart' and Sustainable Development Principles | |
| H3.A | Complete Commercial/Housing Nexus Study | Completed by Marin County, Novato and San Rafael (to be used by staff) |
| H3.B | Establish Job/Housing Linkage Fee Program | In the Work Program for 2006 completion |
| H3.C | Identify Existing Employee Housing Opportunities | When BMR units become available they are made available to staff, school district employees, and local residents. |
| H3.D | Establish Zoning for Live/Work Opportunities | Aloha Lofts (1 unit moderate income) |
| H3.F | Implement Actions for Miller Avenue Specific Plan | In the Work Program for 2006 completion |
| H3.G | Continue to Work with the School District | Ongoing (when needed) |
| H3.H | Review Project Proposals for Health and Safety Considerations | Ongoing |
| H3.I | Review and Update Parking and Other Development Standards | In the Work Program for 2006 completion (part of Circulation Element). For 420 Miller and the Aloha Lofts parking standards were reduced and there was a waiver of development standards. Parking was reduced for the Aloha Hotel because it was located in downtown. |
| H3.J | Implement Mixed Use Development Opportunities | In the Work Program for 2006 completion |
| H3.K | Facilitate Development at the Alto School and Redwood Senior Housing Site | Alto School project is no longer being considered. Redwoods expansion (master plan) is expected in 2006-2007. |
| H3.L | Facilitate Development at the Camino Alto/East Blithedale Site | Ongoing |
| H3.M | Enact Density Bonus Zoning and Other Incentives | In the Work Program for 2006 completion |
| H3.N | Adopt "Workforce and Special Needs Affordable Housing Overlay Zone" | To be considered. |
| H3.O | Link to Funding Resources | 2006 accomplishment. Need to update fees as part of the City's inclusionary ordinance. "In-lieu" fees will be updated. |
| H3.P | Revise Inclusionary Housing Regulations | In the Work Program for 2006 completion |
| H3.R | Modify Second Dwelling Unit Development Standards and Permit Process | Completed |
| H3.S | Initiate Another Amnesty Program for Un-Permitted Second Units | Completed, 78 second units legalized. |
| H3.T | Publicize and Monitor Second Unit Construction | Completed/Ongoing |
| 4.0 | Provide Housing for Special Needs Populations that is Coordinated with Support Services | |
| H4.A | Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities | Ongoing |
| H4.B | Adaptable Units for the Disabled | Adaptable Units provided. Grab bars are provided in units to ADA or Title 24 standards. Includes Old Mill Commons and Redwoods. |

| Number | Implementing Program Title | Status on Implementation |
|--------|--|--|
| H4.C | Reasonable Accommodation | The City is currently in the process of reviewing proposed modifications to the Zoning Ordinance to allow for reasonable accommodation for persons living with disabilities. |
| H4.D | Assist in the Effective Use of Available Rental Assistance Programs | Ongoing |
| H4.E | Engage in Countywide Efforts to Address Homeless Needs | 2006 accomplishment - Countywide effort currently underway through the Marin Housing Consortium to address homeless needs. |
| H3.F | Create Homesharing and Tenant Matching Opportunities | Future implementation. |
| 5.0 | Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs | |
| H5.A | Adopt a Housing Trust Fund Ordinance and Operating Procedures. | In the Work Program for 2006 completion |
| H5.B | Seek Additional Local Sources of Funding | Ongoing |
| H5.C | Designate Staff to Generate Local Funding Sources | In the Work Program for 2006 completion |
| H5.D | Coordinate Funding Among Development Proposals | Ongoing |
| H5.E | Conduct an Annual Housing Element Review | Completed |
| H5.F | Update the Housing Element Regularly | Recently changed to June, 2009 |
| H5.G | Support Establishment of a Countywide Housing Assistance Team (HAT) | Ongoing |
| H5.H | Support Establishment of a Permanent County "Affordable Housing Strategist" Position | Permanent position created with Marin County |
| H5.I | Support Establishment of a Countywide Housing Data Clearinghouse | The Marin Housing Workbook was the result of a county-wide effort to evaluate housing needs specific to each jurisdiction and develop housing element implementation measures that could be incorporated into local plans. The document was developed through a collaborative effort involving all towns, cities, and the County of Marin and was created through a year-long public process prior to the development of Mill Valley's Housing Element. The Marin Housing Workbook received an award from the American Planning Association in 2002. |



GENERAL PLAN IMPLEMENTATION PROGRAMS

LAND USE SECTION PROGRAMS

Program R-1-1: The City will require Design Review approval for all new single and multi-family residential buildings, all additions or alterations to multi-family buildings and all major additions to and/or reconstructions of existing single-family homes (those involving 50 percent or more of the gross floor area of the existing residence or 1,500 square feet of new floor area). During the Design Review process (the site planning, building design and landscape guidelines in the General Plan) shall be utilized:

Time Frame: Ongoing, as plans are reviewed during the life of the plan.

Status: Modified by Ordinance 1169, Sept. 7, 1999, which lowered the threshold for Design Review to those additions or alterations involving 35% or more of the gross floor area of the existing residence or 1,000 square feet of new floor area.

Modified by Ordinance 1182, April 2, 2002, which requires in addition to the 35% threshold, Design Review when an applicant proposes to demolish 50% or more of the exterior surface area of a dwelling.

Program R-2-1: The City will amend the municipal code to specify that, unless variance finding can be made or exceptions (which are to be defined in the implementing ordinance) are granted, the total maximum "Adjusted Floor Area" (gross enclosed floor area in the home plus any garage space after the first 500 sq. ft.; any enclosed accessory buildings; any second unit space after the first 500 sq. ft. if the unit has a Conditional Use Permit; and any potential living space with minimum dimensions of 8' x 10' and 7-1/2' head room) in all conventional single-family zoning districts shall not exceed 35% of the lot area (excluding any driveway or roadway easements) for lots of 8,000 square feet or less. For lots between 8,000 sq. ft. and 20,000 sq. ft., the total "Adjusted Floor Area" shall not exceed 5% of the lot area (excluding any driveway or roadway easements) plus 3,000 sq.

ft. Lots of 80,000 sq. ft. or greater shall be limited to a maximum "Adjusted Floor Area" of 7,000 sq. ft.

Time Frame: Within three months of Plan approval.

Status: Implemented by Ordinance 1100, May 6, 1991.

Modified by Ordinance 1188, June 2, 2003, so that Adjusted Floor Area also include all second unit space for lots under 8,000 square feet.

Program R-2-2: The City will determine the "Adjusted Floor Area" for structures in all Planned Residential zoning districts through the Master Plan or Design Review approval process with the size standards for the conventional zoning districts being used as a guide.

Time Frame: Ongoing, as plans are reviewed during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program R-2-3: The City will amend the Municipal Code to specify that, unless variance findings can be made, the minimum "Interior Yard" (side and rear yard) setbacks in all conventional single-family and multi-family zoning districts shall be one foot per 1,000 square feet of lot area (excluding any driveway or roadway easements) with a minimum of 5 feet and a maximum of 15 feet in single-family districts, and ten feet in multi-family districts.

Time Frame: Within six months of Plan approval.

Status: Implemented by Ordinance 1093, March 19, 1990.

Program R-2-4: The City will determine the minimum setbacks of buildings in all Planned Residential zoning districts through the Design Review process.

Time Frame: Ongoing, as plans are reviewed during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program R-2-5: The City will amend the Municipal Code to specify that, unless variance findings can be made, the maximum height of any structures in all conventional single-family & multi-family zoning districts shall not exceed 25 feet above the natural grade. However, any structures, or portions of structures, located twice all required setbacks may be a maximum of 35 feet above the natural grade.

Time Frame: Within six months of Plan adoption.

Status: Implemented by Ordinance 1093, March 19, 1990.

Program R-2-6: The City will continue to implement the existing height provisions of the Municipal Code which specify that the maximum height of any structures in all Planned Residential zoning districts shall not exceed 30 feet above the natural grade, subject to Design Review approval or any more restrictive limit imposed as a condition of a Master Plan approval.

Time Frame: Ongoing, as plans are reviewed during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program R-3-1: Within 12 months after plan adoption, the City will establish new FAR and lot coverage ratios for residential multi-family districts and modify the municipal code to insure consistency.

Time Frame: . September, 2004.

Status: Residential projects subject to Design Review are required to be consistent with the Mill Valley General Plan. Amendment to this policy made in conjunction with the adoption of the Housing Element.

Program deleted per City Council Resolution 03-33, dated September 15, 2003.

Deleted per City Council Resolution 03-33, dated September 15, 2003.

Program R-4-1: The Sievert West property should be zoned RSP-3A (Residential, Single-Family Planned District: one home per three acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A two lot Master Plan/Subdivision was approved consistent with Plan, the property was subdivided and both homes at 25 and 33 Escalon Dr. have been completed.

Program R-5-1: The Khosropanah property should be zoned RSP-2.5A; (Residential, Single-Family Planned District: one home per two and one-half acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A three lot Master Plan/Subdivision was approved consistent with Plan, the property was subdivided and all three homes at 25 Altamont and 200 and 250 Alta Vista have been completed.

Program R-6-1: The Gomez West property should be zoned RSP-5A (Residential, Single-Family Planned District: one home per five acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A two lot Master Plan/Subdivision was approved consistent with Plan, the property was subdivided, one home at 175 Alta Vista has been completed and the remaining lot immediately above the intersection of Alta Vista and Mesa is currently vacant. has been approved for an additional single family home and second unit in Oct. 2005.

Program R-7-1: The Gomez East property should be zoned RSP-1.5A (Residential Single-Family Planned District: one home per one and one-half acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. The 11 lot Blithedale Highlands Master Plan/Subdivision was approved consistent with Plan, the property was subdivided, and all 11 lots off of Kite Hill Lane have been developed with single family homes.

Program R-8-1: The Sievert East property should be zoned RSP-5A (Residential, Single-Family Planned District: one home per five acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A two lot Master Plan/Subdivision was approved consistent with the Plan, the property was subdivided, and both homes at 300 and 400 Alta Vista have been completed.

Program R-9-1: The Silberberg property should be zoned RSP-3A (Residential, Single-Family Planned District: one home per three acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A two lot Master Plan/Subdivision was approved consistent with Plan, the property was subdivided and both homes at 55 and 75 Avon have been completed. 3.5 acres were dedicated to the Marin County Open Space District.

Program R-10-1: The properties should be zoned as recommended above, for the individual properties with density transfers occurring from one parcel to another and a density bonus for the offer of dedication of the open space approved through the Master Plan process.

Status: Property owners chose to develop the properties separately.

Program R-11-1: The Project H property should be zoned RSP-2.5A (Residential, Single-Family Planned District: one home per two and one-half acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. Through an eminent domain lawsuit the City acquired the entire 34.4 acre property for permanent open space and transferred title to the Marin County Open Space District.

Program R-12-1: The Cal-Fong property should be zoned RSP-2A (Residential, Single-Family Planned District: one home per two acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. The 13 lot Salt Creek Meadows Master Plan/Subdivision was approved consistent with Plan, the property was subdivided, and all homes on either Lois Lane or Vasco Court have been completed. As part of the Master Plan 15.9 acres were dedicated to the Marin County Open Space District and 2.6 acres were dedicated to the City of Mill Valley.

Program R-13-1: The Eucalyptus Terrace property should be zoned RSP-1.5A (Residential, Single-Family Planned District: one home per one and one-half acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. The 11 lot Eucalyptus Estates Master Plan/Subdivision was approved consistent with Plan, the property was subdivided and all 11 homes consisting of the 5 homes off of Jacklyn Terrace and the remaining 6 homes at the end of the extension of Roque Moraes Dr. have been completed.

Program R-14-1: The property located at the northeast corner of Seaver and Hamilton should be zoned RMP-5.0 (Residential, Multi-Family Planned District: one unit per 5,000 square feet.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A Master Plan/Subdivision/Design Review for six condominium units was approved consistent with Plan. The City granted temporary occupancy of the six units in 2000.

Program R-15-1: The property located on the east side of Kipling between Seaver and East Blithedale should be zoned RSP-1A (Residential, Single-Family Planned District: one home per acre.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A three lot Master Plan/Subdivision was approved. Consistent with the Master Plan and Design Review, all three homes at 45, 55 and 65 Kipling Court have been constructed.

Program R-16-1: The Gladish property should be zoned RSP-5A; Residential, Single-Family Planned District: one home per five acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. After Design Review, one new home was constructed, the address 720 Edgewood Avenue, in 2003.

Program R-17-1: The Gordon property should be zoned RSP-10A (Residential, Single-Family Planned District: one home per ten acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. The six lot Mt. Tamalpais Estates Master Plan/Subdivision was approved consistent with the Master Plan, the property was subdivided and three homes have been completed. Two lots remain vacant. Two new single family homes are under construction. 18.6 acres were dedicated to the City of Mill Valley as permanent open space.

Program R-18-1: The Rider property should be zoned RSP-5A (Residential, Single-Family Planned District: one home per five acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. No application has been received from the property owner.

Program R-19-1: The Mycix property should be zoned RSP-10A (Residential, Single-Family Planned District: one home per ten acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. The five lot Warner Ridge Master Plan/Tentative Subdivision Map was approved by City Council on December 18, 1995. An eminent domain suit was filed by City to acquire 41.7 acres of the property for permanent open space and a settlement agreement resulted in the transfer of this area to City. The City in turn transferred title to the Marin County Open Space District. The

Final Subdivision Map was recorded. The residence at 38 Sandy Lane is complete and occupied, ~~the residences at 10 and 30 Sandy Lane are under construction~~ are completed and occupied and no Design Review approval has been secured for the ~~remaining~~ vacant lots at 20 and 50 Sandy Lane and construction on a new single family home is nearing completion. One vacant parcel at 50 Sandy Lane remains for future development of a single family home.

Program R-20-1: The Werber property should be zoned RSP-10A (Residential, Single-Family Planned District: one home per ten acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A home known as 200 Sarah Dr. was constructed on this property.

Program R-21-1: The Johnson, et al, Properties should be zoned RSP-2A (Residential, Single-Family Planned District: one home per two acres.)

Status: Implemented by Ordinances 1075 & 1076, February 1, 1988. A law suit filed by City was settled in 1997 with the bankruptcy trustee for the Johnson estate. The property was merged into two homesites and the lots were sold to one individual. ~~One house at 18 Sheridan Court has been completed and occupied and the second house at 16 Sheridan Court is under construction.~~ Two new houses at 16 and 18 Sheridan Court have been constructed and occupied.

Program R-22-1: The City shall continue to utilize the City Lot Slope Ordinance in the review of subdivision applications.

Time Frame: Ongoing, during the life of the Plan.

Status: Implemented as subdivision proposals are discussed and applications are reviewed.

Program C-1-1: The City will analyze the existing parking requirements and commercial zoning restrictions (including permitted and conditionally permitted uses) to determine their impacts in encouraging or discouraging the preferred commercial uses.

Time Frame: Four to nine months after Plan approval.

Status: Issues were referred to Business Task Force. Task Force Final Report was presented to City Council in December 1991. Task Force recommendations were implemented by Ordinance 1106, April 20, 1992.

Program C-1-2: Based upon the analysis completed in program C-1-1 above, the City will establish special zoning regulations for each of the four commercial areas.

Time Frame: Nine to eighteen months after Plan approval.

Status: Business Task Force recommended various revisions to the previous commercial zoning regulations but did not recommend the development of special zoning regulation for the four commercial areas.

Program C-1-3: Recognizing the potential problems, the City will study the appropriateness of developing and implementing anti-proliferation policies and ordinances to maintain the preferred mix of commercial uses.

Time Frame: Nine to eighteen months after Plan approval.

Status: Issue was referred to Business Task Force. Task Force Final Report was presented to City Council in December 1991. The Task Force recommended that "anti-proliferation" regulations not be adopted.

Program C-1-4: The City will consider amending the Municipal Code to require use permits for the division of existing large or prominent commercial spaces into smaller spaces for multiple tenants.

Time Frame: As soon as possible, but not later than eighteen months after Plan approval.

Status: Issue was referred to Business Task Force. Task Force Final Report was presented to City Council in December 1991. The Task Force recommendation for Use Permit regulation was implemented by Ordinance 1106, April 20, 1992.

Program C-1-5: The City will consider amending the Municipal Code to reflect the Housing Element policy of discouraging the conversion of existing residential units to commercial or office space.

Time Frame: As soon as possible but not later than eighteen months after Plan approval.

Status: Municipal Code not yet amended. Policy being implemented through General Plan consistency finding.

Program C-1-6: The City will work cooperatively with local businesses to help them remain in the Mill Valley Community and accommodate reasonable growth of the businesses.

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as proposals are made.

Program C-2-1: The City will prepare a prioritized list of capital improvement projects, including urban design, undergrounding, stream restoration, parking and circulation improvements, and will identify funding opportunities and will develop an implementation schedule for the Town Center/Lytton Square area. The City will also consider the creation of a special assessment district as a means to implement special improvement projects.

Time Frame: Twelve to twenty-four months after Plan approval.

Status: Utility undergrounding of Miller Avenue done. Lighting near Plaza done as part of Leelum Development. Other traffic improvements and safety projects such as sidewalk and accessible modifications occurring as funding permits.

Program C-2-2: The City will implement the capital improvement projects on a prioritized basis.

Time Frame: Dependent upon funding availability.

Status: Capital improvement projects are being implemented as specific project funding becomes available.

Program C-2-3: The City will utilize the site planning, building design and landscape guidelines (specified in the General Plan) during the required Design Review for all new commercial buildings and all additions or alterations to commercial buildings and the design of public improvements in the Town Center/Lytton Square area:

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program C-3-1: The City will closely monitor the parking situation in the Town Center/Lytton Square area and; if the need arises, funding is available and potential sites are identified; will provide additional public parking spaces.

Time Frame: Ongoing during the life of the Plan.

Status: With input from the Chamber of Commerce and the Business Advocacy Committee, the Department of Public Works has modified some of the parking areas in the Town Center/Lytton Square area. In addition, the \$15,000 TMA feasibility study by the BAC and the Chamber (which was completed in 1995) looked into longer term parking issues. A Downtown Parking Committee was formed in November, 2005 to develop parameters for a Downtown Parking Study.

Program C-3-2: The City will require new development to provide the number of parking spaces required by the municipal code or pay the current in-lieu parking fee so that the City can create new public parking spaces.

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program C-4-1: The following parcels in the downtown area that are currently zoned commercial are inappropriate for commercial use and should be rezoned to the "Higher Density Multi-Family" zoning designation:

9 Creek Lane (28-061-21)
55 Lovell Avenue (29-055-29, 30)
162 Throckmorton Avenue (28-055-02)
170 Throckmorton Avenue (28-055-03)

Because of the transitional location, if the property at 162 Throckmorton is redeveloped as a residential project and the parking is located mostly below grade, an Adjusted Floor Area Ratio from .4 through and including .6 would be appropriate for the property.
[Added by Resolution 92-39]

Time Frame: Within six months of Plan adoption

Status: Replacement multi-family districts have not been created. However, multi-family is permitted use under existing zoning and required General Plan consistency finding controls use/reuse. Resolution 92-39, November 16, 1992, modified the General Plan wording relative to what was previously Roy Smith's property at 162 Throckmorton. The property was redeveloped as a single-family residence. A two unit residential development was previously approved at 170 Throckmorton Ave. on 1/3/90 but this approval has since lapsed as the project was never constructed.

Program C-4-2: The following parcels in the downtown area that are currently zoned commercial are inappropriate for commercial use and should be rezoned to the "Lower Density Multi-Family" zoning designation:

44-62 Miller Avenue (28-280-01, 02, 03, 04, 05, 06)

Time Frame: Within six months of Plan adoption.

Status: Replacement multi-family districts not yet created. Subject property built-out with six unit condominium project.

Program C-4-3: The following parcels in the downtown area that are currently zoned CN-Neighborhood Commercial, or PA-Professional Administrative, are inappropriate for commercial or office use and should be rezoned single-family residential:

49 Hill Street (28-021-03)
7 Mountain View (28-023-11)

Time Frame: Within six months of Plan adoption.

Status: Replacement multi-family districts not yet created. Subject properties are very small and are already developed with single-family homes.

Program C-5-1: The City will develop a plan, with implementation strategies, that will enhance the community serving aspects of this commercial area. The plan should particularly be coordinated with any proposals to develop or redevelop the parcels located near the intersection of Miller and Evergreen. Special emphasis should be placed on improving pedestrian circulation, increasing parking and concentrating the commercial uses in a cohesive area.

Time Frame: Two to five years after approval of the Plan, or sooner if necessary to coordinate with development plans for the Miller/Evergreen area.

Status: While not implemented, there are also no longer any parcels near the intersection of Miller and Evergreen which have development potential since the Conditional Use Permit for Whole Foods Market now specifies that the parking lots across the street are required for continued market use of the Whole Foods building.

Program C-5-2: The City should give further consideration to the installation of a traffic signal at the corner of Miller and Montford/La Goma as a way to make it easier for pedestrians to cross the Miller Avenue right-of-way. If a signal is installed, it should be timed to encourage through traffic

to use the arterial route, Miller/Camino Alto, and to discourage use of residential streets, Sycamore and Nelson.

Time Frame: Within two years after approval of the Plan.

Status: This issue was studied as part of the Sycamore/Tam. Park Traffic Study and ISTEA grant money was approved by the City Council. Council decided to re-designate ISTEA grant money for a traffic signal at this intersection toward signalization of Kipling/Tower/East Blithedale intersection, which has now been completed. Also, as part of the Miller Avenue Precise Plan, a traffic study was conducted by Fehr & Peers and a traffic signal was not recommended, instead recommending pedestrian awareness measures such as raised crosswalks and enhanced striping. This issue will be reviewed again as part of the Circulation Element update in 2006.

Program C-5-3: The City will continue to permit office and community and regional serving automobile related service commercial uses in appropriate locations within the Miller Avenue commercial area, but will discourage any expansion of these uses if other community serving uses, such as food services, cleaning establishments, clothing stores or barber shops are forced out of this commercial area because of this expansion or if the service uses will have adverse impacts on adjacent residential neighborhoods.

Time Frame: Ongoing, as applications for new uses or changes in uses in this area are being reviewed.

Status: Being implemented as applications are reviewed.

Program C-5-4: The City will utilize the site planning, building design and landscape guidelines (specified in the General Plan) during the required Design Review for all new commercial buildings and all additions or alterations to commercial buildings and the design of public improvements in the Lower Miller Avenue commercial area:

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program C-6-1: The following parcels that are currently zoned commercial are inappropriate for commercial use and should be rezoned to the "Lower Density Multi-Family" zoning designation:

10 Evergreen Avenue (30-072-06)
12 Evergreen Avenue (30-072-07)

14 Evergreen Avenue (30-072-11)
16 Evergreen Avenue (30-072-10)

Time Frame: Within six months of Plan adoption.

Status: Replacement multi-family districts not yet created. All properties are already developed with residential buildings and have only limited potential for redevelopment.

Program C-7-1: If and when proposals are submitted to the City for new uses or the development or redevelopment of parcels within the East Blithedale/Alto Center area, they should be reviewed for conformance with the City's objective to support and enhance the community and neighborhood serving character of the area.

Time Frame: As development or redevelopment is proposed.

Status: Being implemented as applications are reviewed.

Program C-7-2: The design of the intersection of Camino Alto and East Blithedale should continue to direct major Downtown-bound traffic to Miller Avenue via Camino Alto. Traffic sign and the roadway design should clearly emphasize the East Blithedale to Camino Alto alignment, rather than the extension of Blithedale west of Camino Alto, as the major route to the Town Center/Lytton Square area.

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented through signs and lane markings by the Department of Public Works. Signal modification project in 2001 ensured that signal timings were maximized for the East Blithedale/Camino Alto/Miller Avenue route.

Program C-7-3: The City will utilize the site planning, building design and landscape guidelines (specified in the General Plan) during the required Design Review for all new commercial buildings and all additions or alterations to commercial buildings in the East Blithedale/Alto Center area:

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program C-8-1: The following parcels currently zoned commercial are either already developed with a residential use or are inappropriate for commercial redevelopment and should be rezoned to the "Lower Density Multi-Family" zoning designation:

250 Camino Alto/Disabled Housing Project (30-125-07)

290 Camino Alto/Dill & Sederberg (30-132-04) This property was redeveloped with Alto Station.

Time Frame: Within six months of Plan adoption.

Status: Replacement multi-family districts not yet created. Both properties have now been completely built out with multi-family projects.

Program C-8-2: The following currently undeveloped parcel that is now zoned for office use is inappropriate for office use and should be rezoned to the "Lower Density Multi-Family" zoning designation:

Hillside next to 619 East Blithedale/Kostic (30-021-47)

Time Frame: Within six months of Plan adoption.

Status: Replacement multi-family districts have not been created. However, multi-family use is allowed by existing zoning and General Plan consistency is a required finding for Design Review approval.

Program C-8-3: Because of its small size, proximity to East Blithedale and location adjacent to residential areas, the following parcel currently zoned multi-family residential is inappropriate for either residential or commercial use and should be rezoned to allow only redevelopment for office use.

5 Ashford Ave./Redwood Oil Co. (30-340-16)

Time Frame: Within six months of Plan adoption.

Status: Rezoning has not yet occurred. Gas station is non-conforming use under existing multi-family zoning which already allows office use with a Conditional Use Permit. Because of the location and small size, any proposal for residential redevelopment is extremely unlikely.

Program C-9-1: The City will develop an overall plan, with implementation strategies, to provide appropriate regional serving commercial uses including office, hotel and retail uses. The plan will provide more specific guidelines for achieving design excellence suitable for Mill Valley's primary frontage on Highway 101 including the installation of landscaping along the frontage road.

Time Frame: As funding is available.

Status: While not yet implemented, Public Storage, Ferrari and Piatti sites have now been redeveloped and construction has been completed on the Acqua Hotel and General Steamship Co. office building.

Program C-9-2: The City will utilize the site planning, building design and landscape guidelines (specified in the General Plan) during the required Design Review for all new commercial buildings and all additions or alterations to commercial buildings in the Redwood Highway Frontage Road area:

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program C-10-1: Unless variance findings can be made, the City will utilize the maximum FAR standards (specified in the General Plan) in reviewing development proposals in each of the four commercial areas. Floor area ratios less than these standards may be imposed if parking requirements, environmental constraints or traffic and access conditions merit lower building intensity:

Time Frame: Ongoing, as plans are reviewed during the life of the plan.

Status: Implemented by Ordinance 1093, March 19, 1990, which added consistency with the Building Intensity Standards in the General Plan as a required finding for Design Review approval.

Program RC-1-1: The City shall negotiate purchase or long-term lease of School District land adjacent to the Middle School for the Community Center.

Time Frame: Within six months of Plan approval.

Status: The property was purchased by the City in 1996.

Program RC-1-2: The City shall hire an architect to design a facility that is consistent with the space plan developed during the needs assessment study and reflects the character of Mill Valley, is aesthetically pleasing, and provides an environment conducive to creative programming.

Time Frame: Completed.

Status: Program implemented. Design Review for new Community Center was approved by Planning Commission on May 24, 1993. Community Center opened April 2001.

Program RC-1-3: The City shall appoint a finance committee to pursue all feasible financial alternatives to fund the Community Center.

Time Frame: In progress (at time of Plan adoption).

Status: A Community Facilities Task Force was appointed by the City Council in 1994 to recommend means of financing construction of new Community Center and expansion of the Library. The Committee submitted a report to the Council in 1995 which recommended that construction of the Community Center be financed primarily through private fund raising. Of the private fund raising goal of \$3 million, \$3.2 has been raised to date. A \$1 million grant was received in May, 2000 from the Marin Community Foundation. Almost \$4,000,000 was raised during the campaign. The Committee has been disbanded.

Program RC-1-4: The City shall construct the new Community Center.

Time Frame: Within three to five years of Plan approval, as funding is available.

Status: The Community Center was completed and opened April 2001.

Program RC-2-1: The Parks and Recreation Commission shall hold public hearings on the future of Bay Front Park.

Time Frame: Dependent upon funding availability.

Status: To some degree this occurred during the discussion of the dog park and soccer field. The dog park has been completed and the concept for development of the passive park area was also approved at that time. The Commission appointed seven members to the Bayfront Master Plan Review Committee that met over a 6-month period and held several public hearings seeking public input. The Bayfront Master Plan was approved by the City Council in 2004.

Program RC-2-2: The Parks and Recreation Department shall develop a revised Master Plan for Bay Front Park to incorporate the preferred uses established by Program RC 2.1 above.

Time Frame: Dependent on the completion of RC 2.1 program.

Status: After public input, the BFMPC developed a report to be accepted as an amendment to the Master Plan. It has been approved by the Parks and Recreation Commission and ~~will be forwarded to the City Council for approval in 2004. A Master Plan Amendment to accommodate the dog park was approved in 1997.~~

Program RC-2-3: The Parks and Recreation Department and the Department of Public Works shall implement the revised Bay Front Master Plan.

Time Frame: Dependent upon funding.

Status: A combination of private and public funding was used to construct a new sports field in 2005 and design work has begun on a passive recreational meadow adjacent to the sports field. ~~the new dog park.~~

Program RC-3-1: The Parks and Recreation Department and the Department of Public Works shall maintain a system of pathways, lanes and steps. Where appropriate amenities, such as benches, interpretive signs and trash receptacles, shall be incorporated into the system.

Time Frame: Ongoing during the life of the Plan as funds are available.

Status: Being implemented as funding is available. Master Plan surveys are being completed on six of the most frequently used steps, lanes and trails. One of the set of stairs has been completely restored and one additional set of stairs is programmed to be restored in 2006. A grant has been received for signage and a design chosen, and is being manufactured. Installation is expected in Spring/Summer ~~2004~~2006.

Program RC-3-2: All the City's "lanes", including those that have been neglected or abandoned, shall be inventoried. The inventory shall give the legal status of each lane and shall categorize the lane according to present condition, expense of maintaining, expense of developing, and importance of the lane. The Parks and Recreation and Public Works Departments shall encourage the active cooperation of neighborhood associations and individuals with the inventory process, and especially with the funding of improvements. A citizens' Lanes and Steps Committee shall be established to coordinate this program. The inventory shall be done by citizens on a volunteer basis, rather than with City funds.

Time Frame: Within two years of Plan adoption.

Status: The inventory was completed, with the majority of the work being done by City staff. A Bike and Pedestrian Committee has been formed with Steps, lanes, and Trails listed as a major priority. The inventory and conditions

of the steps, lanes and trails has been updated. It is hoped that we will have a map available to the public in the near future.

Program RC-3-3: The City should provide adequate funding to keep the existing system of pathways, lanes and steps safe and accessible. Certain paths may be designated for maintenance through funding, in whole or in part, by neighborhood associations, other organizations, or individuals.

Time Frame: Dependent on funding availability.

Status: Being implemented as funding is available. Additional funding has been requested as part of every budget cycle.

Program RC-3-4: Where new pathways, lanes, or steps are created as a result of new development, the project developer shall construct, and if appropriate maintain, the new facilities.

Time Frame: As development occurs.

Status: The only new public path/steps are in the Tamal Vista (formerly Eucalyptus Terrace) subdivision where the developer constructed the steps and dedicated the property to the City.

Program RC-4-1: The City shall continue to fund the Library and its programs at a level sufficient to serve the community.

Time Frame: Ongoing during the life of the Plan.

Status: The Design Review and Conditional Use Permit for an expansion of the Library were approved by the Planning Commission in January 1996. A City Council appointed Building Committee worked with the project architects to develop the plans and to oversee the construction of the renovation and 9,000 square foot addition. A bond measure to finance the project was overwhelmingly approved by the voters in November, 1996. Construction was completed in September, 1998.

Program PS-1-1: Requests and applications for the provision of public services that are operated by the City (e.g. sewer service) outside the boundaries of the City, shall be strongly discouraged and shall only be approved where compelling reasons and unique circumstances exist.

Time Frame: Ongoing during the life of the Plan as requests and applications are submitted.

Status: Policy is being implemented. While there are many requests for extensions outside the City limits, none have been approved since Plan adoption.

Program PS-2-1: The City shall meet on a periodic basis with the MMWD and surrounding communities, and be involved in discussions of and planning for future water supply and water quality.

Time Frame: On-going throughout the life of the Plan.

Status: Staff has continued to provide data to MMWD for purposes of planning for needed facilities including, most recently, for the District's revised demand projections.

Program PS-2-2: The City shall continue to require the use of water conserving techniques, as required by applicable codes, in all new buildings and landscaping.

Time Frame: As development applications are submitted during the life of the Plan.

Status: Code requirements being implemented as applications are reviewed. In addition, the City adopted Landscape Water Conservation Ordinance 1116 on December 21, 1992.

Program PS-3-1: The City will work with the School Districts to jointly address any changes in school sites or facilities that may result from changes in school-age population or in school funding.

Time Frame: Ongoing during the life of the Plan.

Status: City has continued to provide growth rate and buildout projections to the School District for use in their school needs projections.

Program SI-1-1: The City shall favorably consider any request for annexation of the Alto area, west of Highway 101.

Time Frame: Upon request by area residents.

Status: No annexation request from this area has been received by the City.

Program SI-1-2: The City shall favorably consider any requests for annexation of those parcels fronting on Miller Avenue which are currently within County jurisdiction.

Time Frame: Upon request by property owners or as new development occurs.

Status: Last annexation request and approval in this area was "Gomez-Chung" (1/4/88). Two County parcels along Miller Avenue are presently under review for annexation to the City and as sites for future housing development.

Program SI-1-3: The City shall determine an appropriate City boundary line along Edgewood Avenue which reduces inefficiencies in terms of road maintenance and emergency services, and favorably consider any requests for annexation of those parcels currently within County jurisdiction which take access off this road.

Time Frame: Upon request from the property owners or within twelve months of adoption of the Plan.

Status: Boundary study ~~will~~ was be done as part of LAFCO Sphere of Influence Study with the boundary changed from the middle of Edgewood Road to the rear of the parcels adjacent to Edgewood Road. Several annexations, consistent with this policy, were approved including: "Edgewood Avenue #2 - Zambrano" (11/16/90), "Edgewood Avenue #3" (4/19/91), "Edgewood Avenue #4" (6/21/99), Sunnycrest Lane #1" (9/8/92), "Sunnycrest Avenue #2" (3/22/99), and "Lands of Zaidlin and Ryder" (12/12/02). "Lands of Minamora and Lands of Anderson, Montgomery, and Kravitz." (10/13/2005).

Program SI-1-4: The City shall consider the Edgewood Avenue North right-of-way as an appropriate City boundary line in the area near the Mountain Home Inn and shall favorably consider any requests for annexation of those parcels located north of Edgewood Avenue North which are currently within County jurisdiction.

Time Frame: Upon request from the property owners or within twelve months of Plan adoption.

Status: The entire area subject to this policy was annexed to City by "Edgewood Avenue & Panoramic" annexation (3/28/90).

Program SI-1-5: The City shall begin discussions with Larkspur and LAFCO to facilitate the transfer of land in the Blithedale Canyon watershed from Larkspur to Mill Valley.

Time Frame: Within eighteen months of Plan adoption.

Status: This issue is intended to be addressed in the planned LAFCO Sphere of Influence Study.

Program SI-2-1: The City shall seek to adjust the boundaries of its Sphere of Influence and Urban Service Area to follow Highway 101 along the eastern edge, south to include the Shoreline Master Plan Area and beyond Tennessee Valley Road on the southern edge.

Time Frame: Within 12 months of Plan adoption.

Status: This issue ~~was is intended to be~~ addressed in the planned LAFCO Sphere of Influence Update Study adopted by LAFCO in fall, 2004.

Program OS-1-1: The City shall identify and map native plant species, populations, stands or occurrences that are determined to be of heritage, landmark or wildlife special habitat value, or other amenity to the community.

Time Frame: As funding is available.

Status: Not yet implemented.

Program OS-1-2: The City shall develop guidelines for long-term management of species, vegetation types, and habitats identified as having special value to the community. The City shall determine whether these guidelines should be advisory or mandatory to residents on private lands that contain valuable resources and on publicly owned or otherwise unencumbered open space lands.

Time Frame: Following completion of Program OS-1-1.

Status: Not yet implemented.

Program OS-1-3: The City shall prepare a map of the riparian zones throughout the community.

Time Frame: As funding is available and as opportunities arise when development proposals are reviewed by the City.

Status: Not yet implemented.

Program OS-1-4: The City shall prepare a Master Plan for the riparian areas of the City. This Master Plan should include a conveyance capacity analysis and management guidelines for maintaining and enhancing the riparian zone. Priority for riparian area restoration shall be given to the stream area between the upper ends of Old Mill Park, and Blithedale Park extending to the southern end of the area occupied by the existing lumber yard at the Millwood/Miller Avenue intersection. The conveyance capacity analysis will allow the City to determine the preferred

stream bank protection techniques. The management guidelines should include provisions for litter removal in the riparian zone with yearly inspection schedules and fines imposed for the cost of removal by the City. The Riparian Zone Master Plan should also include public access and park development opportunities.

Time Frame: As funding is available.

Status: Not yet implemented. Planned as part of the future Advanced Planning work.

Program OS-2-1: The City shall require environmental review and a permit for all stream bed or stream bank modifications and shall require revisions to the applications, and mitigation measures, to comply with the Flood Plain Management Ordinance, the Riparian Zone Master Plan, and the Environmental Review completed on the project.

Time Frame: As development proposals or applications for stream bed or stream bank modifications are reviewed by the City.

Status: Being implemented as applications are reviewed.

Program OS-2-2: The City shall identify and map degraded or damaged reaches of streams and target them for restoration or stabilization in conjunction with permits for new construction or alterations.

Time Frame: As funding is available.

Status: Not yet implemented.

Program OS-2-3: The Planning Department and the Department of Public Works shall be responsible for preparing a Watershed Management Plan for the City. This Watershed Management Plan should include programs for erosion control.

Time Frame: As funding is available.

Status: This program is being partially implemented through the Urban Runoff and Pollution Prevention Ordinance which was adopted by the City Council in 1995 and is used to partially fund the Marin County Stormwater Pollution Prevention Program (MCSTOPPP).

Program OS-3-1: The Parks and Recreation Department shall be responsible for preparing a marsh and wetland restoration plan for shoreline areas adjacent to Richardson Bay.

Time Frame: As funding is available.

Status: Approximately 1/3 of an acre in Bayfront Park is proposed to be restored to marsh and wetland during the next budget cycle. Permits have been requested and are still pending approval and issuance from State agencies; work to start Spring ~~2004~~ 2006.

Program OS-3-2: The City shall limit intrusive access with buffers, fences, or appropriate signage along salt marsh edges. The City shall also encourage access to less-sensitive marsh areas.

Time Frame: As projects are reviewed and/or funding is available.

Status: There have been no private bayfront developments proposed along the salt marsh edge of Richardson Bay. The Mill Valley Bay Hotel/General Steamship Co. project was adjacent to mudflat and rocky beach areas. The public access requirements and setbacks for this project were established by BCDC. Because of its proximity to salt marsh areas, an Environmental Assessment was required for proposed Community Center project and recommendations were incorporated into the project approval. The Cable Car Coffee project was approved by the Planning Commission in 2003 and included improvements to the bay edge as required by BCDC. Project not yet begun.

Program OS-3-4: The City shall undertake OA (Open Area) zoning of the following privately-owned wetland areas which are also precluded from development under State and Federal regulations.

- An area approximating the tidal portion of the 7.4 acre Goodman's Marsh property (30-260-35)
- The entire 3.6 acre Mulligan property located at the upper end of Richardson Bay (30-250-05)

Time Frame: Within nine months of Plan adoption.

Status: While the rezoning has not occurred, these privately-owned wetland areas are also precluded from development under State and Federal regulations.

Program OS-3-5: Restoration of seasonal wetlands (generally low-lying former tidelands that do not now receive tidal action) will only be permitted after careful assessment of existing wetland functions and values, and comparison with potential benefits or detriments of the "restored" wetland. Seasonal wetlands generally provide substantial habitat values in their existing condition.

Time Frame: On-going during the life of the Plan.

Status: Being implemented as projects are reviewed.

Program OS-3-6: Undeveloped bayfront upland areas adjacent to wetlands or mudflats will be protected by the City as refuge from high tides for shore birds and other wildlife. Such refuge areas are integral to the bayfront habitat complex and are scarce in the urbanized Mill Valley waterfront.

Time Frame: On-going during the life of the Plan.

Status: There have been no private bayfront projects proposed on undeveloped bayfront upland areas. Cable Car Coffee project will be developed on an existing parking lot. A number of mitigation measures were incorporated into the project to protect the bayfront and the wetlands.

Program OS-3-7: Because of the importance of upland transition habitat as part of the bayfront habitat complex, the City will require buffers (generally of a width of 100 feet) including some upland surrounding the wetland habitat complex and separating habitats from adjacent human use areas.

Time Frame: On-going during the life of the Plan.

Status: Being implemented as projects are reviewed.

Program OS-3-8: The City will require environmental assessments and careful project review procedures for projects proposed to be located adjacent to wetlands, such as is recommended for development next to stream banks.

Time Frame: As plans are reviewed during the life of the Plan.

Status: An Environmental Assessment was required for the Community Center project which is the only one which has been proposed adjacent to a wetland habitat area.

Program OS-4-1: Cascade Canyon: The current RS 10A (single-family residential, one home per 10 acres) zoning should be retained on the large parcels on the steep north and south facing slopes at the end of Cascade Canyon.

Status: Zoning remains RS-10A.

Program OS-5-1: The City will prepare a plan for protecting and enhancing important scenic vistas. This plan should identify the locations which have the highest priority for vista protection and enhancement and contain specific guidelines for appropriate new plant material and the trimming or removal of trees, overhead utility lines or other objects which obstruct or detract from views.

Time Frame: As funding is available.

Status: Not yet implemented.

Program OS-6-1: The City shall continue to require 30 foot flood control and public access easements as conditions on the approval of any new developments along Corte Madera Del Presidio Creek.

Time Frame: As development proposals are reviewed.

Status:

Program HR-1-1: The City will continue to implement the provisions of the H-O (Historic Overlay) Zoning District.

Time Frame: On-going during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program HR-1-2: The City will work with the Mill Valley Historical Society and other appropriate groups in identifying additional buildings or natural features of historic significance to which the H-O zoning should be applied.

Time Frame: Within two years of Plan adoption.

Status: The Historical Society has developed a list of properties throughout the City that may have some historic significance.

Program HR-1-3: In the event that subsurface archeological remains are ever encountered, during any construction project, work in the general vicinity of the find should be halted and a qualified archaeologist should be consulted. Prompt evaluations should then be made of the find, local Native American organizations consulted, and a course of action acceptable to all concerned parties should then be pursued.

Time Frame: On-going during the life of the Plan.

Status: Implemented as projects are being developed.

PAGES 27-43 REGARDING THE IMPLEMENTATION MEASURES OF THE HOUSING ELEMENT HAVE BEEN REPLACED WITH PAGES 7-9 OF THE PROGRESS REPORT.

PUBLIC HEALTH AND SAFETY SECTION PROGRAMS

Program PH 1-2: Any existing facility which is located in an area of slope instability or ground failure and which attracts numbers of people, provides essential community services, or is open to the general public, shall be inspected and, if necessary, structurally upgraded to eliminate any hazard, or shall be relocated or be closed to occupancy by the general public.

Time Frame: As funding is available.

Status: The City Hall seismic upgrade project completed in 1995 partially implemented this program. The Library expansion and improvement project currently underway also includes significant seismic upgrade work.

Program PH 1-3: The City will identify the unreinforced masonry buildings which fall under the provisions of S.B. 547 and will notify the owners of the affected buildings so that they can confirm or dispute the City's assessment.

Time Frame: By February 1, 1990.

Status: Program implemented.

Program PH 1-4: The City shall adopt an ordinance to require owners of seismically weak structures to update the structures to eliminate the hazard or close the buildings to all occupancy within a specified period of time, when the present use is changed or when an application is made for major renovations.

Time Frame: Adoption of Ordinance prior to April 1, 1990 then ongoing during the life of the Plan.

Status: Hazard Reduction in Unreinforced Masonry Building Ordinance 1091 adopted March 5, 1990. Property owners have now completed retrofit of most of the buildings to bring them into compliance with this Ordinance. One~~Two~~ sites remains out of compliance. They ~~include~~it is:

133 E. Blithedale, (Redwood Empire Realty)
~~38 Millwood~~

Program PH 1-5: The City shall undertake engineering investigations to determine the stability of the City-owned Cascade Dam under severe infall and landslide conditions, or if subjected to an earthquake of magnitude 8.25 to 8.5 Richter on the San Andreas Fault.

Time Frame: As funding is available.

Status: Not yet implemented.

Program PH 1-6: The Mill Valley/Tamalpais Planning Area multi-hazard response plan should be reviewed and revised where necessary.

Time Frame: Ongoing during the life of the Plan.

Status: The Plan has been reviewed and revised by the Public Safety Department.

Program PH-2-1: In order to minimize fuel buildup in fire-prone areas, the City Fire Department shall require all property owners to periodically thin vegetation and clear underbrush which constitutes a fire hazard. A balance, however, should be maintained between the degree of fire prevention clearance and the retention of vegetation with both wildlife habitat and scenic value, and to avoid soil erosion problems.

Time Frame: As funding is available.

Status: Being implemented by the Fire Department which sends notices to property owners as well as by the City's aggressive Vegetation Manage program.

Program PH-2-2: The Mill Valley Fire Department should continue to develop public education programs which educate homeowners on fire hazard reduction. These programs should also help families develop emergency response plans which outline escape routes within the home and review correct fire response procedures.

Time Frame: As funding is available.

Status: Being implemented by the Fire Department and City Council appointed, Emergency Preparedness Committee. Preparation and distribution of the Personal Responsibility for Emergency Preparedness (PREP) handbook was a major project which implemented this program as is the ongoing Neighborhood Emergency Response Training (NERT) program.

Program PH-2-3: The City should continue to require fire sprinklers and fire-safe roofing for all new homes and major additions to existing homes.

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as condition of project approval.

Program PH-2-4: Homeowners in urban/wildland interface areas should be encouraged to undertake "greenbelting" programs including establishing protective strips around the perimeter of properties by removing characteristically flammable vegetation and planting native fire-resistant vegetation in its place.

Time Frame: Ongoing during the life of the Plan.

Status: Standard condition required as condition of approval for proposed developments in high fire hazard areas and part of the on-going Vegetation Management program.

Program PH-2-5: In order to ensure a sufficient water supply for firefighting, the existing water main system should be reviewed and upgraded where density is the highest and/or where the danger of fires is the greatest.

Time Frame: As funds are available during the life of the Plan.

Status: Fire protection improvements are often required as conditions on new developments. The voter approved MMWD Fire Flow Tax has funded a program to up-grade undersized water lines at key locations, and is now complete.

Program PH-2-6: To protect against seismically-induced gas fires, gas mains should be engineered to provide flexibility which would allow seismic movement without rupturing. Gas lines should also undergo a careful engineering-geologic analysis to avoid installation in places where ground failure is likely.

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented by PG&E as gas lines are replaced.

Program PH-2-7: Residents should be encouraged to display house numbers prominently, firmly secure their water heaters, install and know how to use gas shutoff valves and learn what action to take in the event of a seismic emergency.

Time Frame: Ongoing during the life of the plan.

Status: Posting of house numbers is required as a standard condition of approval on development applications. Seismic strap on water heater required as part of RBR (presale) inspections. Gas shutoff valve portion of program is partially implemented by PREP Handbook.

Program PH 3-1: All construction, uses and activities shall comply with the General Noise Regulations (guidelines contained in the General Plan).

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as development applications are reviewed.

Program PH-3-3: The City shall encourage Golden Gate Transit and the Marin County Transit District to utilize quieter vehicles for transit service on local streets other than Miller Avenue, East Blithedale from Highway 101 to Camino Alto, and Camino Alto from East Blithedale to Miller Avenue.

Time Frame: As Golden Gate Transit considers the purchase of new equipment.

Status: No specific implementation to date.

Program PH 4-1: The City shall implement the programs identified in the Transportation Section for improving commuter parking facilities, transit, bicycle paths and urban trails.

Time Frame: Ongoing during the life of the Plan.

Status: No specific implementation date. A Transportation Committee was formed to investigate and make recommendations on reducing congestion throughout the City. Implementation of a variety of transportation demand management and transportation system management measures were recommended and are being scheduled.

Program PH 4-2: Roadways should be improved only to a level necessary to eliminate traffic congestion and safety problems which could occur even with high use of local and inter-city transit.

Time Frame: Ongoing during the life of the Plan.

Status: No roads have been improved to provide excess automobile capacity.

TRANSPORTATION SECTION PROGRAMS – Work has begun on a new Circulation Element with an anticipated completion date of December, 2006.

Program T-1-1: The City shall continue to take an active role in countywide planning groups such as the 101 Corridor Action Committee, Transportation Expenditure Plan Committee, Transportation Authority, and Countywide Plan Advisory Committee.

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented through City involvement in Countywide Planning Agency, Congestion Management Agency and Transportation Sales Tax Expenditure Committee.

Program T-1-2: The Department of Public Works shall work with the Town of Tiburon, Marin County and Caltrans to study, plan and implement improvements to the Tiburon Blvd./East Blithedale interchange, the Tower Drive/ Kipling/East Blithedale intersection, and the Redwood Highway Frontage Road/Seminary Drive interchange.

Time Frame: Initiate upon adoption of the Plan.

Status: ISTEAFunded improvements to the East Blithedale/Kipling/Tower intersection have been completed. Currently, the City is involved in improvements on East Blithedale/101 interchange in conjunction with the County, Tiburon, and CalTrans. An additional off ramp lane is in design by Caltrans. Frontage Road/Seminary Drive interchange has been studied for improvements as funding and outside agencies (Caltrans, GGT) allow.

Program T-1-3: The Department of Public Works shall work with Marin County and Caltrans to study, plan, and implement improvements to Tam Junction, Manzanita and Pohono Street intersections along Shoreline Highway. These improvements should be consistent with the recommendations of the Tamalpais Area Community Plan.

Time Frame: Initiate upon adoption of the Plan.

Status: The City Council had a representative participating on a committee formed by Supervisor Rose to address traffic issues in this area. Transportation Committee recommended close monitoring of

Manzanita and Tam Junction planning studies due to their potential impacts on Mill Valley.

Program T-2-1: Consistent with available resources, the Department of Public Works and Parks and Recreation Department shall repair and maintain the existing sidewalks, paths, lanes and steps in the City.

Time Frame: Ongoing during the life of the Plan.

Status: Being implemented as resources permit. Department of Public Works continues to repair sidewalks and make accessible improvements in the right-of-way. Money is being set aside for Parks and Recreation to develop a comprehensive approach to the City's steps, lanes and trails.

Program T-3-1: The Police, Fire and Public Works Departments should monitor accident rates.

Time Frame: Ongoing during the life of the Plan.

Status: Accident rate monitoring is an ongoing project of the Police Department. DPW works closely with the Police Department on accident trend tracking.

Program T-4-1: The City shall maintain Hamilton Drive as a one-way westbound roadway from Seaver Drive to the Public Safety Building. Hamilton Drive shall not be extended across the upper end of Richardson Bay to connect with the end of Sycamore Avenue.

Time Frame: Ongoing during the life of the Plan.

Status: Implementation requires maintaining the status quo. The Transportation Committee considered the issue and recommended no action unless all other traffic facilitation measures prove unsuccessful over time.

Program T-5-1: The Department of Public Works shall utilize various programs and techniques, such as improving paving, signage, lighting and lane configuration to increase the convenience of using Miller Avenue/Camino Alto for access to the downtown area from the Camino Alto/East Blithedale intersection.

Time Frame: Initiate study upon Plan adoption and implement programs as funding is available.

Status: Transportation Committee was formed to study and make recommendations on traffic flows and reducing congestion. A variety of measures were recommended and are now moving through a schedule endorsed by the City Council. In 2004, as part of a large construction project on E. Blithedale, mailers were sent out citywide to encourage use of Miller Avenue.

Program T-5-2: The Department of Public Works shall identify and implement various programs and techniques to discourage through and commuter traffic from traveling on residential streets such as Sycamore and Nelson Avenues.

Time Frame: Initiate study upon Plan adoption and implement programs as funding is available.

Status: Improvements along arterial corridor are intended to encourage this route, rather than the use of restrictions to discourage other routes. Enforcement measures to reduce unsafe driving are ongoing.

Program T-6-1: The City shall implement the various other policies of this Plan which are intended to minimize increases in traffic along this section of East Blithedale Avenue.

Time Frame: Ongoing during the life of the Plan.

Status: Various measures (such as signs, lane striping and modifications to signal timing) have been implemented to encourage cars to utilize Camino Alto and Miller rather than East Blithedale. Traffic study was conducted and signal improvements at E. Blithedale and Camino Alto were made, along with signal coordination, to favor the Miller Avenue route.

Program T-6-2: The Department of Public Works shall be responsible for studying the times of heavy traffic congestion resulting from left turning movements from East Blithedale onto Ryan and Nelson and options for improving traffic flow on East Blithedale and discouraging through traffic from using the Sycamore neighborhood streets.

Time Frame: As funding is available.

Status: Left turns at Ryan and Nelson do not appear to still be causing congestion. Corridor improvements have been implemented along

with “soft” measures such as the Safe Routes to School Program, trip reduction methods, enforcement and working with schools to improve circulation.

Program T-7-1: The Department of Public works shall be responsible for monitoring the Level of Service at the signalized intersections in the City.

Time Frame: Ongoing during the life of the Plan.

Status: Traffic study was conducted and implemented to optimize traffic flows via timing, signing, and stripping reviews. Levels of service were identified and generally improved with the 2001 corridor improvements. Traffic levels are monitored by the Department of Public Works. LOS for Miller Avenue was updated as part of the traffic analysis for the Draft Miller Avenue Precise Plan and the LOS for the rest of the city will be evaluated as part of the proposed Circulation Element to be done in 2006.

Program T-7-2: For those signalized intersection approaching LOS D, the Department of Public Works shall be responsible for determining what improvements might be necessary for maintaining LOS C.

Time Frame: As required by changes in the Level of Service.

Status: Traffic study was conducted and implemented to optimize traffic flows via timing, signing, and stripping reviews. Levels of service were identified and generally improved with the 2001 corridor improvements. Traffic levels are monitored by the Department of Public Works.

Program T-8-1: Since anything other than minor roadway capacity improvements at [the intersection of East Blithedale and Camino Alto] are not feasible, the City shall implement the recommendations for restricting development potential included in the Land Use Section of this Plan. Any amendments to the policies of the Land Use Section should consider the cumulative impacts at this intersection.

Time Frame: Ongoing during the life of the Plan.

Status: Program being implemented. ~~Property owners have been held to level of development allowed by the General Plan. Other than the minor modification to the Plan wording approved for the property located at 162 Throckmorton, no requests for increasing~~

~~development potential have been approved. The property located at 162 Throckmorton has now been redeveloped as a single family home. A traffic study was required prior to approving a use permit for 619 E. Blithedale to permit medical use of the building.~~

Program T-9-1: The Public Works Department shall be responsible for monitoring the parking utilization rate for the existing parking facilities (both municipal lots and on-street parking). When the utilization rate approaches 85 percent in the downtown area, the Public Works Department and the Planning Department shall study and make recommendations to the City Council on options for creating additional parking.

Time Frame: Ongoing during the life of the Plan.

Status: The Department of Public Works does some general monitoring of parking utilization rates. In addition, the Business Advocacy Committee/Chamber of Commerce TMA feasibility study funded by a grant from Cal Trans, and completed in 1995, contained some detailed information on parking utilization and included a series of recommendations. A Downtown Parking Committee is being formed in November, 2005 to determine the parameters of a Downtown Parking Study. This work will be coordinated with the proposed Circulation Element analysis of parking throughout the City.

Program T-10-1: The City shall require all proposals for new development or redevelopment in the four commercial areas to include provisions for adequate parking. On-site parking facilities are preferable to payment of in-lieu fees. In-lieu parking fees should only be considered as a "last resort" option.

Time Frame: As development proposals are reviewed by the City.

Status: Being implemented as projects are reviewed. The staff discourages applicants from proposing to pay in-lieu parking fees and none have been approved recently. The final installment payments have now been made on in-lieu parking arrangements approved many years ago.

Program T-10-2: The City will review the in-lieu parking ordinance and the method for determining the in-lieu parking fee to see whether any revisions are appropriate.

Time Frame: Within 18 months of Plan adoption.

Status: Not yet implemented.

Program T-10-3: The City shall require that all new homes have a minimum of two on-site parking spaces and, unless adequate on-street guest parking is available, at least one additional uncovered off-street guest parking space.

Time Frame: Ongoing as plans for new homes are reviewed during the life of the Plan.

Status: Being implemented as applications are reviewed.

Program T-10-4: Unless Variance findings can be made, when existing homes which do not have the required on-site parking are expanded, a minimum of two on-site parking spaces should be provided.

Time Frame: Ongoing as plans for home additions are reviewed during the life of the Plan.

Status: Being implemented as applications for expansion of existing homes are reviewed.

Program T-10-5: As part of the approval of new second units, the City shall determine that adequate off-street parking is available for both the second unit and the primary residence.

Time Frame: Ongoing as plans for conditional use permits for new second units are reviewed during the life of the Plan.

Status: Being implemented as applications for new second units are considered. Second units are only required to have one parking space for new applications, and, during the 2003-2004 amnesty program, all parking for second units ~~may be~~ was waived under certain circumstances.

Program T-11-1: The City shall work with other appropriate agencies to study options for increasing the number of commuter parking spaces or improving the utilization of existing facilities in Mill Valley and the Tamalpais Planning Area.

Time Frame: Ongoing during the life of the Plan.

Status: Some information regarding implementation of this program came out of the Business Advocacy Committee/Chamber of Commerce TMA feasibility study completed in 1995. In addition, the Business

Advocacy's Access 2000 Committee intended to study this issue and the options for relocating the existing commuter parking lot from the Lower Miller area. Manzanita commuter lot expansion being proposed. City to stay abreast of proposal for potential city impacts.

Program T-12-1: Consistent with available resources, the City should identify and improve the elements remaining to complete the Citywide bikeway system and connect with bicycle trails and paths in the Tamalpais Planning Area. A major element in the bikeway system is the use of Sycamore as an alternative to East Blithedale or Miller to provide access to the Mill Valley Middle School.

Time Frame: Ongoing during the life of the Plan.

Status: The Bicycle and Pedestrian Master Plan was revised and updated in 2003 and improvements have been identified. Sycamore Avenue and E. Blithedale (west of Camino Alto) are not adopted bike routes.

Program T-13-1: The City shall continue to work with Golden Gate Transit and the Marin County Transit District to maintain, and where feasible expand, transit service in and to Mill Valley.

Time Frame: Ongoing during the life of the Plan.

Status: No specific implementation.